122.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,659,900 / 1,659,900
					USE VALUE:	1,659,900 / 1,659,900
					ASSESSED:	1,659,900 / 1,659,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		CHAPMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEICH CHRISTOPHER/JUDITH E
Owner 2:	
Owner 3:	
Street 1:	6 CHAPMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RUSSELL EDWARD T. JR--ETAL -
Owner 2:	RUSSELL MARY CHARLOTTE EMER -
Street 1:	6 CHAPMAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 18,350 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1907, having primarily Wood Shingle Exterior and 4089 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18350.000	693,500	5,600	960,800	1,659,900
Total Card	0.421	693,500	5,600	960,800	1,659,900
Total Parcel	0.421	693,500	5,600	960,800	1,659,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.99 | /Parcel: 405.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 78775

GIS Ref

GIS Ref

Insp Date 12/01/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 122.0-0004-0002.0

!9514!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	693,600	5600	18,350.	960,800	1,660,000	1,660,000	Year End Roll	12/18/2019
2019	101	FV	512,200	5600	18,350.	1,014,200	1,532,000	1,532,000	Year End Roll	1/3/2019
2018	101	FV	512,200	5600	18,350.	747,300	1,265,100	1,265,100	Year End Roll	12/20/2017
2017	101	FV	512,200	5600	18,350.	715,300	1,233,100	1,233,100	Year End Roll	1/3/2017
2016	101	FV	512,200	5600	18,350.	661,900	1,179,700	1,179,700	Year End	1/4/2016
2015	101	FV	484,100	5600	18,350.	555,100	1,044,800	1,044,800	Year End Roll	12/11/2014
2014	101	FV	484,100	5600	18,350.	542,300	1,032,000	1,032,000	Year End Roll	12/16/2013
2013	101	FV	484,100	5600	18,350.	516,700	1,006,400	1,006,400		12/13/2012

PRINT

Date	Time
12/10/20	23:58:50

LAST REV

Date	Time
08/10/12	11:25:21

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9514

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSELL EDWARD	33365-327		7/31/2001		925,000	No	No		
	12707-370		10/1/1974		77,500	No	No		N

USER DEFINED

Prior Id # 1:	78775
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2005	741	Re-Roof	56,995			G7	GR FY07	16 OZ COPPER FLASH

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2008	Meas/Inspect	189	PATRIOT
10/8/2001	MLS	MM	Mary M
10/29/1999	Meas/Inspect	263	PATRIOT
7/27/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18350		Sq. Ft.	Site		0	90.	0.58	10			View	10					960,790						960,800	

Total AC/HA: 0.42126 | Total SF/SM: 18350 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 960,790 | Spl Credit | Total: 960,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	4	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.97936010
Const Adj.:	0.99693000
Adj $ / SQ:	126.926
Other Features:	123000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	777500
Depreciation:	83970
Depreciated Total:	693530

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

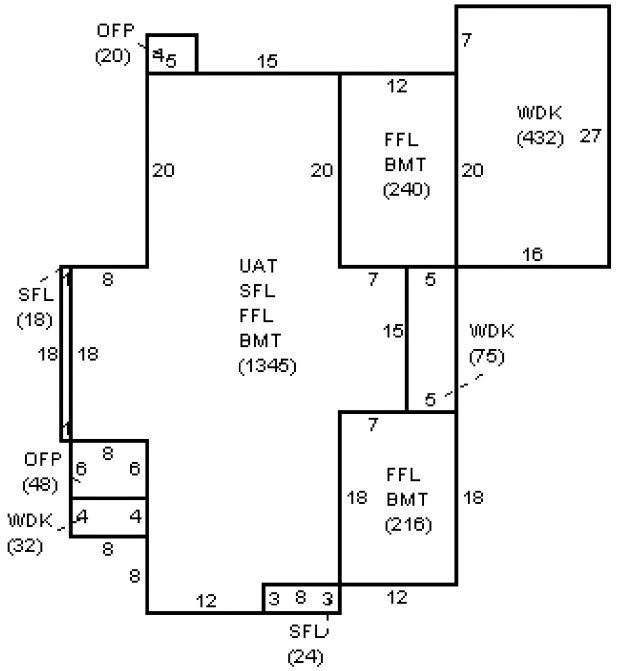
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	153.58
Special Features:	0	Val/Su Net:	116.91
Final Total:	693500	Val/Su SzAd	217.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,801	50.450	90,866
FFL	First Floor	1,801	126.930	228,594
SFL	Second Floor	1,387	126.930	176,046
WDK	Deck	539	7.830	4,221
UAT	Upper Attic	336	50.770	17,072
OFP	Open Porch	68	40.640	2,763

Net Sketched Area:	5,932			Total:	519,562
Size Ad	3188	Gross Are	6941	FinArea	4089

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 122.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X24	A	FR	1915	19.34	T	50	101			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600